

9/17/2015

CURVE TABLE

LABEL	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C1	10°59'19"	450.00'	86.30'	N33°44'16"W	86.17'
C2	11°48'09"	500.00'	103.00'	S33°19'51"E	102.81'
C3	10°59'19"	500.00'	95.89'	N33°44'16"W	95.75'
C4	11°48'09"	450.00'	92.70'	S33°19'51"E	92.53'
C5	0°41'28"	450.00'	5.43'	N28°35'20"W	5.43'
C6	10°17'51"	450.00'	80.88'	N34°05'00"W	80.77'
C7	6°09'44"	500.00'	53.78'	S36°09'03"E	53.75'
C8	5°38'25"	500.00'	49.22'	S30°14'59"E	49.20'
C9	5°10'28"	450.00'	40.64'	S30°01'00"E	40.63'
C10	6°37'41"	450.00'	52.06'	S35°55'05"E	52.03'
C11	9°27'19"	500.00'	82.51'	N34°30'15"W	82.42'
C12	1°32'00"	500.00'	13.38'	N29°00'36"W	13.38'

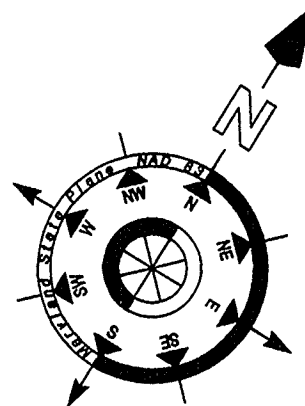
LINE TABLE

LABEL	DIRECTION	DISTANCE
L1	S28°14'36"E	109.30'
L2	S39°13'55"E	22.52'
L3	S39°13'55"E	49.87'
L4	S27°25'46"E	116.50'
L5	S28°14'36"E	106.31'
L6	S39°13'55"E	20.85'
L7	S39°13'55"E	51.54'
L8	S27°25'46"E	121.00'
L9	S39°13'55"E	72.39'
L10	S39°13'55"E	72.39'

LINE TABLE

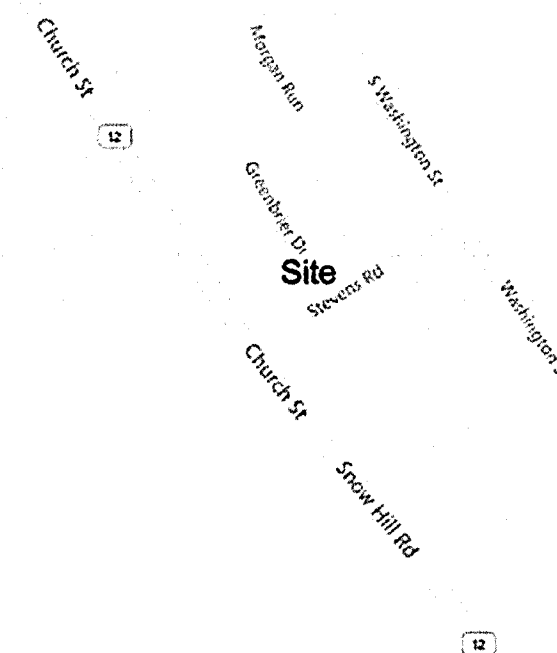
LABEL	DIRECTION	DISTANCE
L11	S27°25'46"E	56.26'
L12	S27°25'46"E	60.24'
L13	S27°25'46"E	60.76'
L14	S27°25'46"E	60.24'

N/F
GREENBRIER COURT
LIMITED PARTNERSHIP
PARCEL 1714 LOT 3
DEED: SVH 2951/421
PLAT: SVH 177/68
ZONING: R-2



SURVEY LEGEND

○	IRON PIPE FOUND
⊗	IRON PIPE W/ CAP FOUND
●	IRON ROD FOUND
⊙	IRON ROD W/ CAP SET
•	UNMARKED CORNER
⊕	DRILL HOLE SET
⊛	POWER POLE
⊞	UTILITY BOX
⊟	WATER VALVE
⊠	SEWER CLEAN-OUT
⊡	SEWER MANHOLE
⊢	FIRE HYDRANT
---	PROPERTY LINE
---	ADJOINING BOUNDARY LINE
---	BUILDING RESTRICTION LINE



Vicinity Map

SITE DATA:

OWNER/DEVELOPER:
SHCDH, INC.
(Snow Hill Citizens for Decent Housing, Inc.)
500 Maple Street
Snow Hill, Maryland 21863

Tax Map: Map 201 Grid 24 Parcel 1714
Lots 1 & 2

DEED: SVH 3499/ 155
PLATS: 177/68-69, 178/51-52

Existing Lot 1: ±1.465 Acres
Existing Lot 2: ±1.465 Acres
Greenbrier Road: ±0.560 Acres

Zoning: R-2

Existing Use: Residential

Property Setbacks:
Front: 25 Feet
Side: 10 Feet
Back: 30 Feet

Parking Required: 16 Spaces
Parking Provided: 16 Spaces

NOTES

- See Deed SVH 3588/ 12 for Stormwater Management Inspection and Maintenance Agreement.
- See Deed SVH 3924/ 34 for DP&L Easement.
- See Deed SVH 3446/ 541 for Short Term Forest Conservation Agreement.
- See Deed SVH 3446/ 535 for Forest Conservation Easement.
- Other than shown, this survey plat does not verify the existence or non-existence of rights-of-way or easements on this property. No title search was provided for our use.
- The purpose of this plat is to further subdivide Lots 1 & 2 into 8 single family home lots, to identify 2 stormwater Outlots for use as described in SVH 3588/ 112 and to illustrate the existing right-of-way of Greenbrier Road to be 50 feet in width.
- Horizontal Datum is MD State Plane NAD '83.
- Unless otherwise noted, all side lot lines are reserved for the centerline of a 10' wide drainage and/or utilities easement. All rear lot lines bordering subdivision boundary lines are reserved for the edge of a 10' wide drainage and/or utilities easement on the lots. All lot lines bordering a road R/W are reserved for the edge of a 15' wide utilities easement on the lot.
- Greenbrier Drive is served by a 6" water main and an 8" sewer main per Town of Snow Hill.

SURVEYOR'S CERTIFICATION

I certify that the requirements of Real Property section 3-108 of the annotated code of Maryland latest edition, as far as it concerns the making of this plat and the setting of markers have been complied with, and the survey was prepared under the surveyors direct supervision.

Given under my hand this 25th day of August 2015.

Steven P. Turner Registered Professional Land Surveyor No. 21361
Expires 7/17/2017

PLANS ISSUED FOR: RECORDATION

REVISIONS:

No.	Revision/Issue:	Date
1	TOWN COMMENTS	08/11/2015
2	TOWN COMMENTS	08/20/2015

Greenbrier Subdivision

Town of Snow Hill, Maryland
Worcester County

Civil Engineers
Land Planners
Landscape Architects
Surveyors

Atlantic Group
& Associates, Inc.



10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: (410) 629-1160
Fax: (410) 629-1710
www.the-atlanticgrp.com



FINAL SUBDIVISION PLAT

PROJECT: 15-126	DATE: 07/15/2015
DRAWN BY: CMC	SCALE: 1"=50'

V-100

MSA 51257 - 8105

SNOW HILL PLANNING COMMISSION

The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Town of Snow Hill or by any official or employee thereof of the practicability, buildability or safety of any proposed use and shall create no liability upon the Town, its officials or employees.

The following streets, roads, widening strips, amenities and improvements: (1) 10 foot future road widening along the northerly side of Stevens Road is hereby offered for dedication to the Mayor and Council of Snow Hill. Acceptance of such offer may take place at any time by appropriate act of the Mayor and Council. The Mayor and Council are in no way required to accept such offer. The offer may not be withdrawn without the consent of the Mayor and Council. And, (2) the right-of-way of Greenbrier Drive was accepted in May 2004 as 50 feet in width and is as shown, hereon.

No more than (1) one principal building shall be permitted on any residential lot and no such lot shall be subdivided so as to produce a lot of less area or with less than the minimum required by the applicable zoning regulations in effect from time to time.

[Signature] 9/8/2015
Snow Hill Planning Commission Date

OWNER'S CERTIFICATION

We'll do hereby acknowledge ownership of the property shown hereon and consent to the division of the same and to compliance with the requisites of Title 3, section 108 of the Real Property article of the annotated code of the State of Maryland as far as it concerns the making of the survey hereon and the setting of markers has been complied with.

[Signature] 8/25/15
For SHCDH, INC. Date

HEALTH DEPARTMENT APPROVAL

This Subdivision is approved for lots to be served by Public Water and Sewer Supply.

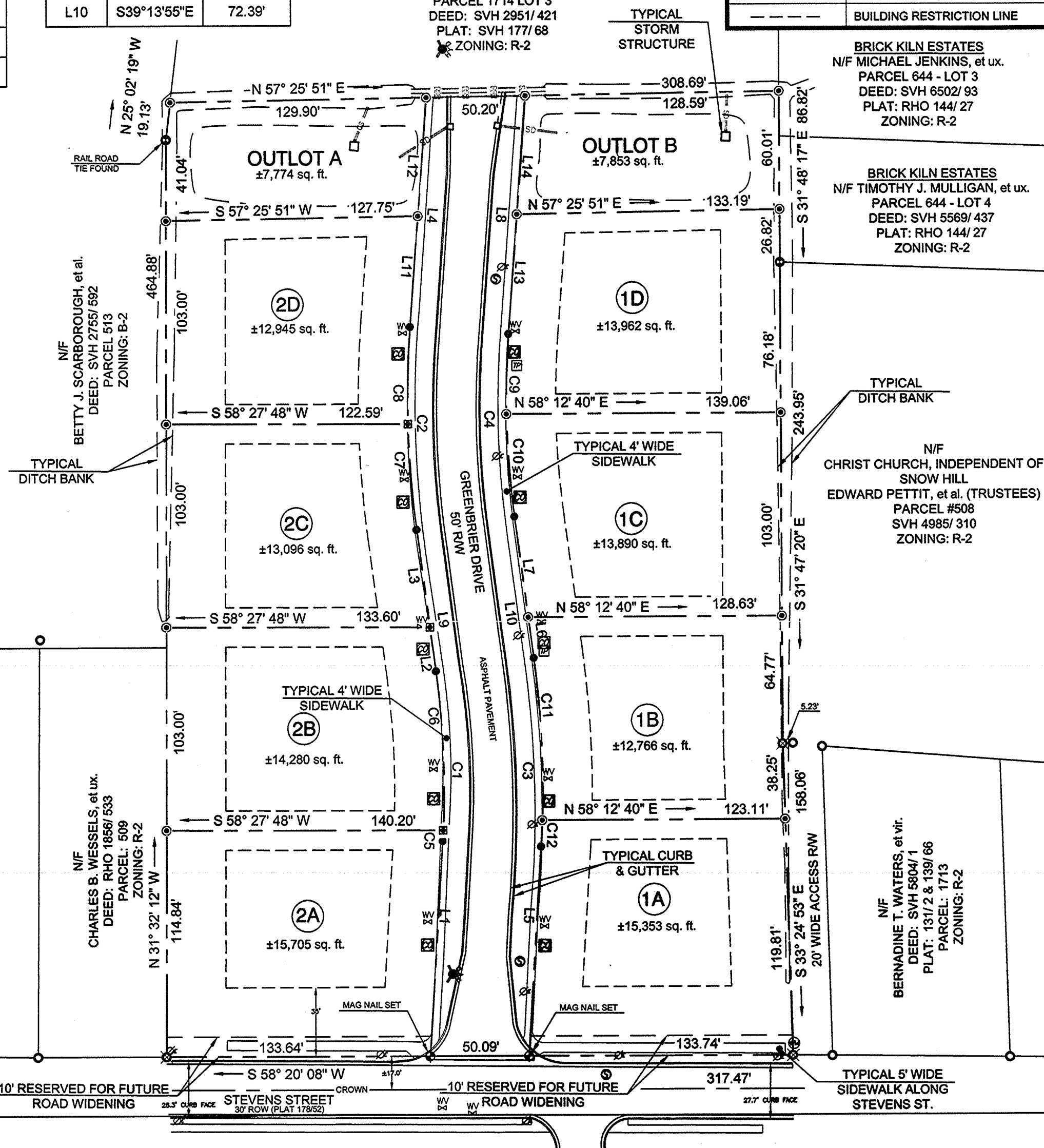
[Signature] 9/2/15
Approving Authority Date

FLOOD MAP DATA

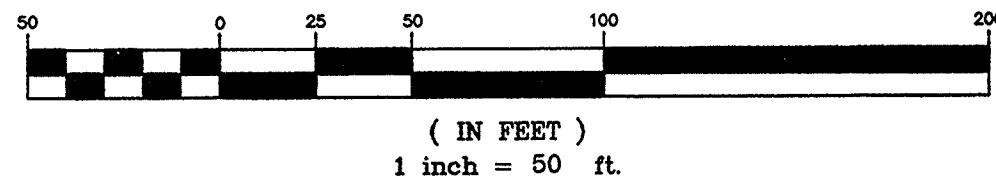
This property appears to fall in Flood Zone X on FIRM Map 24047C0242H dated: July 16, 2015. Flood Zone determination is based on the Flood Insurance Rate Maps and does not imply that this property will or will not be free from flooding or damage.

FOREST CONSERVATION LAW NOTE

This Subdivision is subject to the Worcester County Forest Conservation Law. This Subdivision is subject to Forest Conservation Plan number 02-01. Any Future approval of this land for a regulated activity shall be subject to the County Forest Conservation Law. A Forest Conservation Plan has been approved and is on file with the Department of Planning, Permits and Inspections, Plat Book SVH 177/ 68. A Perpetual Protective Agreement deed of Forest Conservation Easement, Worcester County, Maryland has been recorded in Liber SVH 3446 Folio 535.



GRAPHIC SCALE



CRITICAL AREAS NOTE

This parcel was found to be outside the Atlantic Coastal Bay Critical Area and Chesapeake Bay Critical Area.

P211869